

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF DISPOSITION PARCEL H-9A
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the John B. Cruz Construction Co., has expressed an interest in and has submitted a satisfactory proposal for rehabilitation and construction of new sales and rental housing in the "Project Area" on Disposition Parcel H-9A;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the John B. Cruz Construction Co. be and hereby is tentatively designated as the Redeveloper of Disposition Parcel H-9A subject to:

- a. concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. publication of all public disclosure and issuance of all approvals required by Chapter 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) evidence of the availability of necessary equity funds; and
- (ii) working drawings indicating the number and composition of the units for new construction; and
- (iii) evidence of financing commitments from banks or other lending institutions; and
- (iv) proposed development schedules.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure (Federal Form H-6004)".

MEMORANDUM

MARCH 25, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL H-9A
WASHINGTON PARK URBAN RENEWAL AREA MASS. R-24

Summary: This memorandum requests that the Authority tentatively designate the John B. Cruz Construction Co., as Redeveloper of Disposition Parcel H-9A in the Washington Park Urban Renewal Area.

Disposition Parcel H-9A, consisting of 47,811 square feet of land, is located on Humboldt Avenue between Deckard and Wyoming Streets in the Washington Park Urban Renewal Area. Directly across Humboldt Avenue from this site is the William Monroe Trotter School. The Authority has already acquired and cleared the entire parcel.

Mr. John B. Cruz, President of the John B. Cruz Construction Company, has submitted a proposal for the development of Parcel H-9A as a residential site, an acceptable use under the terms of the Washington Park Urban Renewal Plan. His proposal calls for the construction of 38 dwelling units for low-moderate income families with laundry and recreational facilities, together with an appropriate amount of on-site parking also provided.

Mr. Cruz has selected Richard H. Walwood of Milton as the Architect for this development. Preliminary site plans have been submitted and found acceptable by the Department of Urban Design. The Massachusetts Housing Finance Agency has indicated an interest in providing the necessary financing.

Mr. Cruz has submitted ample evidence of his ability as a builder, and is experienced in the construction of low-income housing in urban areas. The Authority has received letters supporting his designation for this site from the Boston Model Cities Administration and the Roxbury Multi-Service Center.

It is appropriate at this time to tentatively designate the Cruz Construction Co., as Redeveloper of Parcel H-9A so that formal processing of plans and financing applications may be initiated. Inasmuch as the site is already acquired and cleared, this presents an opportunity to provide much needed low-income housing in an attractive setting at little or no additional cost to the Authority.

I therefore recommend that the Authority tentatively designate the John B. Cruz Construction Company as Redeveloper of Disposition Parcel H-9A in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

PARCEL

crn. Harboldt Ave.
and Wyoming St.
47,811 sq. ft.
200/240 ft.
230/180 ft.

ADDRESS
AREA
WIDTH
DEPTH
SITE
ACCESS
PARKING
D.U.'s
TYPE
ZONING

USE COMMERCIAL

NOTES: (Professional bldg.)
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:
WASHINGTON PARK URBAN RENEWAL PLAN
PROJECT NO. MASS. R-24
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.



DISPOSITION
PARCELS

DATE:

WASHINGTON PARK
URBAN RENEWAL AREA
MASSACHUSETTS R-24
BOSTON REDEVELOPMENT AUTHORITY

